

090.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

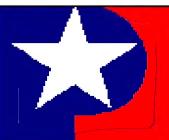
819,100 / 819,100

USE VALUE:

819,100 / 819,100

ASSESSED:

819,100 / 819,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
39		CRAWFORD ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: RANGANATH SHEILA H	
Owner 2:	
Owner 3:	

Street 1: 39 CRAWFORD ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: FESSENDEN JAMES D -

Owner 2: RANGANATH SHEILA -

Street 1: 39 CRAWFORD ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 5,105 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1930 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5105		Sq. Ft.	Site		0	70.	1.12	5									401,204						401,200	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code										Land Size				57841	
101										Building Value				57841	
5105.000										Yard Items				57841	
417,900										Land Value				57841	
401,200										Total Value				57841	
819,100															
Total Card										Entered Lot Size					
0.117															
Total Parcel										Total Land					
0.117															
Source: Market Adj Cost										Land Unit Type					
Market Adj Cost															
Total Value per SQ unit /Card: 424.49										/Parcel: 424.4					

PREVIOUS ASSESSMENT								Parcel ID	090.0-0004-0006.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020	101	FV	418,000	0	5,105.	401,200	819,200	819,200	Year End Roll
2019	101	FV	316,900	0	5,105.	406,900	723,800	723,800	Year End Roll
2018	101	FV	316,900	0	5,105.	303,800	620,700	620,700	Year End Roll
2017	101	FV	316,900	0	5,105.	275,100	592,000	592,000	Year End Roll
2016	101	FV	316,900	0	5,105.	263,600	580,500	580,500	Year End
2015	101	FV	296,300	0	5,105.	223,500	519,800	519,800	Year End Roll
2014	101	FV	272,200	0	5,105.	212,100	484,300	484,300	Year End Roll
2013	101	FV	272,200	0	5,105.	201,700	473,900	473,900	12/13/2012

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name	7320			
FESSENDEN JAMES	69368-519		6/1/2017	Convenience		1	No	No		11/7/2018	MEAS&NOTICE	CC	Chris C				
TAM WAI-YU DEBB	50504-417		12/21/2007		500,000	No	No			6/18/2014	Info Fm Prmt	PC	PHIL C				
LO-WAL SZE RYAN	48702-295		12/20/2006	Family		99	No	No		6/4/2014	Meas/Inspect	PC	PHIL C				
HODGE MARTIN R	35552-223		5/23/2002		479,900	No	No			12/22/2008	Meas/Inspect	294	PATRIOT				
MCCAFFERY JOHN/	26689-408		9/24/1996		253,300	No	No	Y		12/3/2008	MLS	MM	Mary M				
										9/18/2002	MLS	MM	Mary M				
										3/10/2000	Inspected	264	PATRIOT				
										1/31/2000	Mailer Sent						
										1/31/2000	Measured	264	PATRIOT				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

